

CENTURY 21 TORRANCE REALTY  
COMMERCIAL DIVISION  
2121 W. CARSON ST  
TORRANCE, CA 90501

DEC. 11, 1985

TO WHOM IT MAY CONCERN

WE HAVE TRIED TO REACH THE ARCHITECT  
AS LEACH, CLEVELAND AND ASSOCIATES BUT  
HAVE BEEN UNABLE TO MAKE CONTACT. WE  
HAVE PERMISSION FROM THE OWNER OF THE  
CENTER TO RELEASE TO US PLAN INFORMATION  
FOR THE CENTER LOCATED AT CARSON ST &  
NORMANDIE. AS SUCH WE ARE REQUESTING  
ON BEHALF OF THE OWNER A COPY OF  
THE PLANS INCLUDING THE PARKING LAYOUT.

George Z. Knecht

BROKER - COMMERCIAL DIVISION



REAL ESTATE  
DEVELOPMENT • MANAGEMENT • LEASING • CONSULTING  
16022 MOORPARK ST. #202  
ENCINO, CA 91436  
(818) 905-5145

August 16, 1985

TO WHOM IT MAY CONCERN:

This letter is to authorize Mr. Alan Mason of Century 21/Torrance Realty to pick-up the Plans for Carson Plaza Shopping Center located at the corner of West Carson Street and Normandie Avenue, Torrance, CA. 90502 from City and County of Los Angeles. This letter furthermore authorizes our Agent Mr. Mason to obtain any information from the above agencies.

Should you have any question, please contact me at the above number.

Your attention and cooperation is appreciated.

Sincerely,

M B M

Houshang Khaki  
Real Estate Director

*M. Sepahpour*  
Manouchehr Sepahpour, Trustee.

**H. GERSHMAN**  
MANAGEMENT CO.

PROPERTIES AND BUILDING

3757 WILSHIRE BLVD.  
LOS ANGELES 5, CALIF.  
DU. 4-2809

October 22, 1969

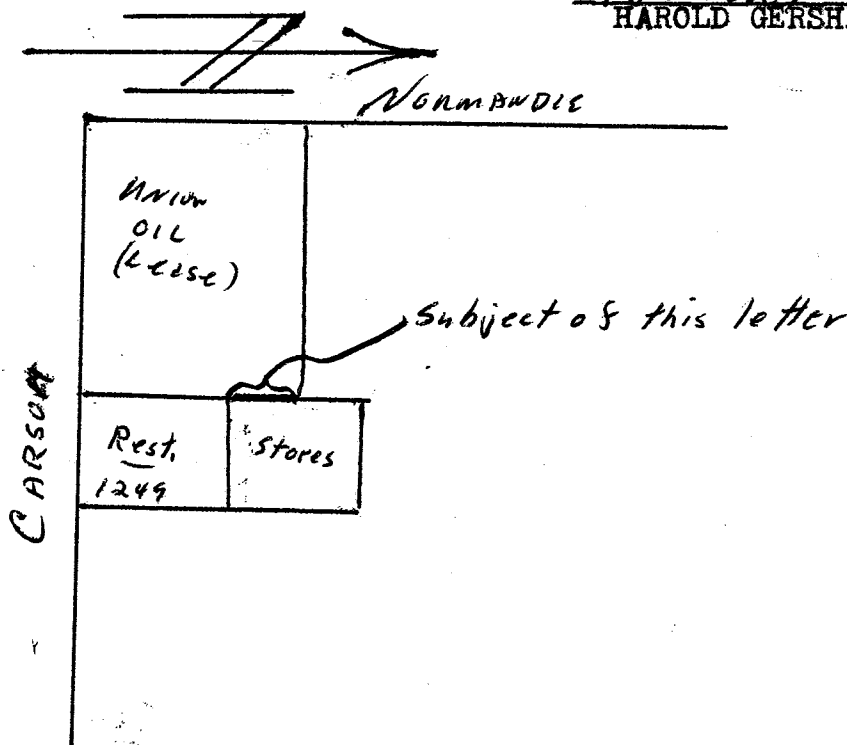
Mr. Bond, County Engineer  
County Regional Office  
Lemita, California

Dear Mr. Bond;

As owner of the Carson Shopping Center and lease holder and lessor of that portion of the Carson Shopping Center leased by Union Oil Company, I hereby guarantee that no structure or improvement of any kind will be built by Union Oil Company that will interfere with the exit and entrance of open breezeway behind restuarant.

Yours very truly,

*Harold Gershman*  
HAROLD GERSHMAN



OK Bond  
10/21/69

*File -  
1249 W. CARSON*

ASSIGNMENT OF LEASES

FOR VALUE RECEIVED, Okamoto Enterprises, a general partnership, hereby assigns, transfers and sets over to HAROLD GERSHMAN and JULIA GERSHMAN, husband and wife, as tenants in common, all its right, title and interest in and to the following leases covering property located at 1141 through 1259 West Carson and 21600 South Normandie in an unincorporated area of the County of Los Angeles, State of California, subject to the dates, terms, conditions, and amounts of said leases:

- |                             |                            |
|-----------------------------|----------------------------|
| 1. Boy's Market             | 10. Star-Kist Foods, Inc.  |
| 2. Norge Village            | 11. Family Shoe Store      |
| 3. Pizza Palace             | 12. Taddies Ladies Wear    |
| 4. Dick's Barber Shop       | 13. Barbara's Bakery       |
| 5. Glamour Palace           | 14. Thrifty Drug Store     |
| 6. W.T. Grant               | 15. Medical Building       |
| 7. Tarbell Realtors         | 16. Union Oil Station      |
| 8. Creative Beauty Supplies | 17. U.S. National Bank     |
| 9. Unit Paint & Hardware    | 18. Wooden Shoe Restaurant |
|                             | 19. Theresa Van Andler     |

DATED AT LOS ANGELES, CALIFORNIA THIS 26th DAY OF JUNE, 1969.

OKAMOTO ENTERPRISES, a general partnership,

BY: Ben Tsutomu Okamoto  
Ben Tsutomu Okamoto, Partner

BY: Alfred Takeshi Okamoto  
Alfred Takeshi Okamoto, Partner



COUNTY OF LOS ANGELES  
HEALTH DEPARTMENT

241 N. Figueroa Street  
Los Angeles 12, California (90012)

K. H. Sutherland, M.D.  
HEALTH OFFICER

May 6, 1964

Gerald A. Heidbreder, M.D.  
Chief Deputy Health Officer

E. W. Hahn, Inc.,  
219 South Hawthorne Boulevard  
Hawthorne, California

Attention: Mr. Don Marker

Dear Sirs:

- 1) X-radiation Protection Shielding for  
Medical Building located at  
1243 West Carson Street  
Lomita, California
- 2) William L. Caton, M.D.,  
1228 Pine Avenue  
Long Beach, California

The shielding requirements for the x-ray installation within the above medical building have been calculated on the basis of information submitted to the Division of Industrial Hygiene, Los Angeles County Health Department, in the operation of a 100 KVP x-ray machine with a work load of 1000 milliamperere minutes per week, of which one-half of that work load will be directed against the x-ray film cassette on the concrete wall (A) and one-half will be directed downward against the x-ray table.

The following shielding needs have been established:

1. Concrete wall (A): of 7-feet above the floor shall be installed on the concrete wall of the x-ray room with the x-ray film cassette holder centered horizontally in relation to the shielding.
2. Remaining walls and doors (B), (C), (D), (E): All remaining walls and doors of the x-ray room shall be shielded with 2-pound (1/32 inch) lead sheets extending at least 7-feet above the floor.

E.W.Hahn, Inc.,  
Hawthorne, California

- 2 -

May 6, 1964

3. Operator's protective barrier (E):

- (a) The operator's protective barrier shall be shielded with 4-pound (1/16 inch) lead sheeting extending at least 7-feet above the floor.
- (b) The protective barrier shall be designed to intercept any radiation which has been scattered only once.
- (c) A viewing window with lead equivalent glass equal to the 4-pound (1/16 inch) lead barrier shielding shall be installed in the operator's protective wall.

If any undeveloped photographic film is to be stored in the dark room adequate provisions should be made for its protection.

For the inspection that is necessary after the shielding has been installed, and before the plastering has been done, please contact the Division of Industrial Hygiene, MAdison 5-3611, Extension 64061.

Very truly yours,

KENNETH H. SUTHERLAND, M.D.,  
Health Officer

By

Howard E. Wiley, M.D.,  
Director, Division of  
Industrial Hygiene

HEW:CME:M

enclosure

cc: William L. Caton, M.D.,  
1228 Pine Ave.,  
Long Beach, California

Mr. John W. Watkins  
1733 Border Street  
Torrance, California

6-10-64

HEALTH DEPT

8 INSPECTION OF LEAD  
SHIELDING WITH MR CHET  
ESTES. Dof

ESTES  
C SHERRETTA

**LEACH, CLEVELAND AND ASSOCIATES**

*Ron Cleveland* A.I.A. ARCHITECT

October 23, 1962

Mr. Dave Griffeth, Building Inspector  
Torrance Department of Building & Safety  
3031 Torrance Boulevard  
Torrance, California

Re: Carson Center

Dear Mr. Griffeth:

The job superintendent has informed us that a request is being made to add concrete block fencing facing both Normandie and Carson Streets, saying that you cited section 743.5 of Ordinance 1494. This ordinance, according to our superintendent, was stamped on the face of the Building Department approved set of drawings.

We have no knowledge of this request, since it was not a correction during plan check and was not indicated or mentioned during processing with the County Planning Commission. The plan checker in downtown Los Angeles approved our drawings and assured me that he would stamp all plans as approved and would mail them to your office. It is possible that he stamped this particular ordinance request on the drawings without our knowledge.

Will you please investigate this and let us know as soon as possible of the procedure we must follow to avoid placing these walls. As you no doubt know, the parking lot is entirely paved, the parking lot lines are in, and curbs and sidewalks are installed. The addition of these walls would create a serious situation from an operational standpoint and from a financial standpoint for our owner. Please feel free to call for further discussion of this matter.

Sincerely,

LEACH, CLEVELAND & ASSOCIATES

*John Sturgis*  
John Sturgis, A.I.A.

JS:wp

cc: Mr. Arthur Reicher  
Downtown Los Angeles Building Department

STERLING LEACH • RON CLEVELAND, A.I.A. • HARRY WILSON, A.I.A. • JOHN STURGIS, A.I.A.

8900 MELROSE AVENUE, LOS ANGELES 69, CALIFORNIA • TREMONT 8-2600, CRESTVIEW 6-2517

ARCHITECTURE • PLANNING • ENGINEERING

file

October 26, 1962

Mr. John Sturgis, A.I.A.  
Leach, Cleveland and Associates  
8900 Melrose Avenue  
Los Angeles 69, California

Dear Mr. Sturgis:

CARBON CENTER

File

As we discussed on the telephone, Section 261 of Ordinance No. 1494 requires an ornamental fence or wall around the parking lot.

It is regrettable that the plan checker did not notice that this detail was not included in your plans.

This oversight obviously does not permit a violation of the ordinance.

To eliminate the requirement would require a zoning exception from the Regional Planning Commission.

I hope the enclosed brochure, "A Guide to Parking Lot Requirements," will assist you in solving this and future problems.

Yours very truly,

John A. Lambie  
COUNTY ENGINEER

R. M. Moller

R. M. Moller  
District Engineer

RMM-tbt

Enc.

cc: Messrs. Jensen, Lansing and Moller ✓



WATER CERTIFICATE

2/5/62

Date

Department of County Engineer  
Building and Safety Division  
County of Los Angeles

The Domeniguis a water utility,

Name of Utility

certifies that it can supply water to the structure described  
below in accordance with Los Angeles County Ordinance #7834,  
entitled "Water Ordinance."

Normal pressure at service: Min. 76 Max. 80 -  
(Not required for certificate. Please furnish if available.)

Leo Tepper

Signature

Mech Engr

Title

0

Owner Norman & Arthur Reiches

Building Address unassigned - between 1141 and 1261 W. Carson

Locality Sanita Calif.

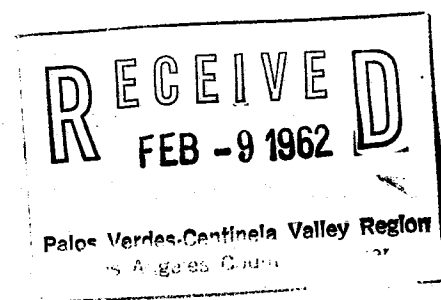
Nearest Cross Street Normandie Ave - Budlong Ave

Description of Building Concrete - fill-up

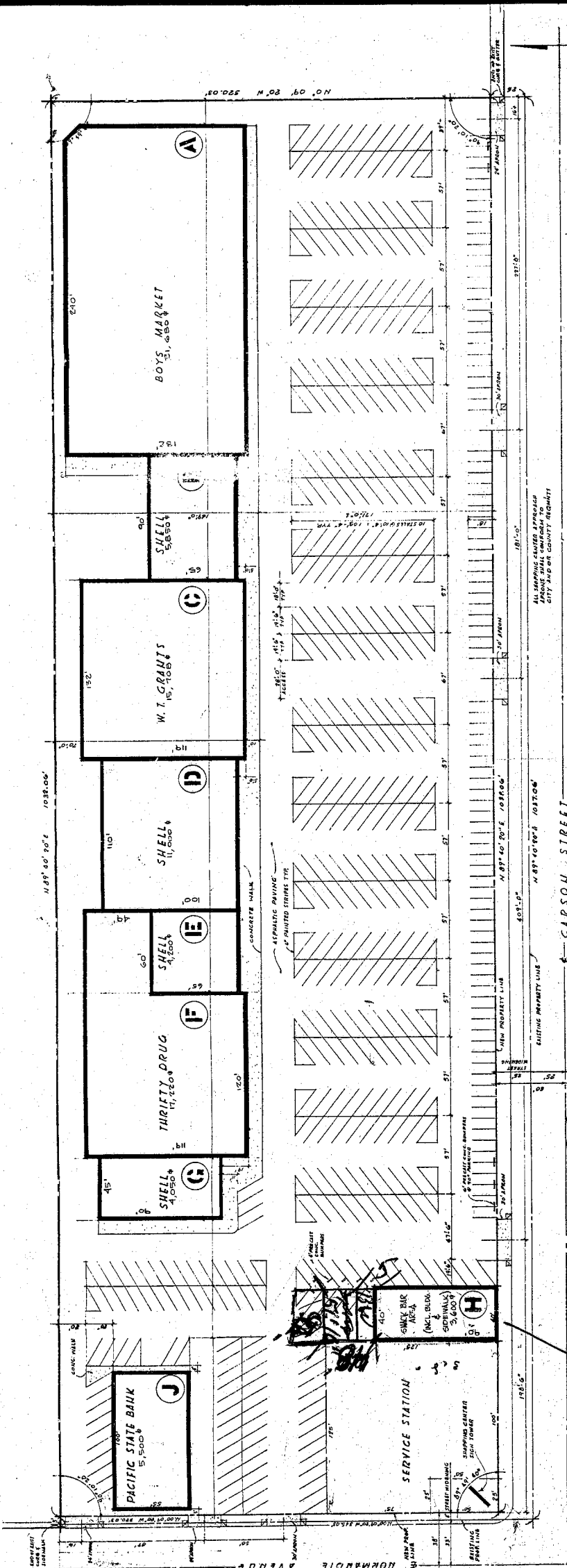
No. Stories 1 Type of Construction III

Use Shopping Center

(To be prepared in duplicate. One copy for Utility )



#1 x 4.9.16.7.8



TOTAL Sq. Ft. 7336

# SITE PLAN

**LEACH, CLEVELAND  
AND ASSOCIATES**  
RON CLEVELAND, ARCHITECT

IRON CLEVELAND, ARCHITECT

U H L W A N O I N T P R S  
S I M E N T E V L P R S

> **QUESTION** How can I tell if my child has a learning disability?  
 = **ANSWER** A learning disability is a problem with the way the brain  
 > works. It can affect a child's ability to learn, read, write, or  
 > understand. There are many different types of learning disabilities,  
 > but they all affect a child's ability to learn. If you think your  
 > child might have a learning disability, it's important to get them  
 > tested. A doctor or a specialist can help you figure out if your  
 > child has a learning disability and what you can do to help them.  
 > If your child has a learning disability, it doesn't mean they're  
 > stupid or can't learn. It just means they learn differently than  
 > most children. With the right help, your child can do great things.  
 >

**CARSON PLAZA**

PC 055-

## EXHIBIT "A"

That portion of the 2463.79 acre tract, County of Los Angeles, State of California, allotted to Victoria Dominguez De Carson, by decree of partition of a portion of the Rancho San Pedro, in Case No. 3284, of the Superior Court of said County, described as follows:

Beginning at the Northeasterly corner of land described in Parcel B of Deed recorded January 30, 1962, as Document No. 4532 in the office of the Recorder of Los Angeles County, being a point in the Southerly line, Tract No. 24891, per map recorded in Book 641, Pages 53 to 55 inclusive of Maps, in the office of the County Recorder of said County; thence along the Southerly boundary of said Tract No. 24891, North 89° 40' 20" East, 1032.06 feet to the Southeast corner of said last mentioned tract; thence along the Southerly prolongation of the Easterly boundary of said Tract No. 24891, South 0° 09' 20" East, 320.54 feet to the Northeasterly corner of Parcel A of said Deed recorded January 30, 1962, as Document No. 4532; thence along the Northerly boundary of said Parcel A; South 89° 26' 12" West, 1006.90 feet to the Southeast-erly corner of Parcel C of said Document No. 4532, being the begin-ning of a tangent curve concave Northeasterly and having a radius of 25.00 feet; thence Westerly, Northwesterly, and Northerly along the arc of said curve through a central angle of 90° 24' 28" a distance of 39.45 feet to a point of tangency in the above mention-ed Parcel B; thence tangent to said curve and along the Easterly line of said Parcel B; North 0° 09' 20" West 299.59 feet to the point of beginning.

487



TO 442 C  
(Partnership)

(TI)

STATE OF CALIFORNIA Orange }  
COUNTY OF Los Angeles } SS.

On

before me, the undersigned, a Notary Public in and for said State, personally appeared Ben Tsutomu  
Okamoto and Alfred Takeshi Okamoto - - -

known to me

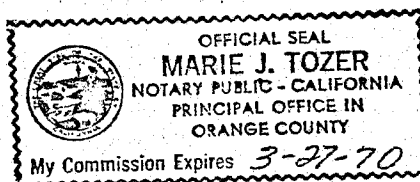
to be two of the partners of the partnership  
that executed the within instrument, and acknowledged to me  
that such partnership executed the same.

WITNESS my hand and official seal.

Signature

Marie J. Tozer  
Marie J. Tozer

Name (Typed or Printed)



(This area for official notarial seal)

487

That portion of the 2463.79 acre tract, County of Los Angeles, State of California, allotted to Victoria Dominguez De Carson, by decree of partition of the Rancho San Pedro, in Case No. 3284, of the Superior Court of said County, described as follows:

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ACCELERATION PROVISION:

The property above described has been leased in part to certain Lessees:

TRUSTOR warrants and agrees not to accept surrender of the leasehold premises or to cancel any of said leases, whether by mutual consent or otherwise, or to otherwise release the hereinafter described leases, to pay the minimum rents provided for in said leases, without the prior written consent of beneficiaries; and if Trustor so does, beneficiaries, among their other rights and remedies, shall have the right, at their option, to declare the entire unpaid balance of the obligation secured hereby, immediately due and payable.

The Leases referred to hereinabove are the following:

1. W. T. Grant Co., dated September 1, 1961.
2. Union Oil Company of California, dated June 30, 1961.
3. The Boy's Markets, Inc., dated April 16, 1962.
4. Thrifty Drug Stores Co., Inc., dated August 28, 1961.
5. Pacific State Bank, dated December 12, 1961.

